



Mr. Graber asked what the setback would be for freestanding signs in Waterloo Crossing if the Commission did not approve this amendment. Mr. Dutton stated the size and setback of the sign would be determined by a calculation found in the Zoning Code. Mr. Dutton continued that the Zoning Code calculation would require a smaller sign and/or a greater setback of the sign from the right of way.

The Commission continued to discuss what the sign setback is under current code and the size of the sign that would be allowed. The Commission also discussed what signage would be appropriate on Gender Road in comparison to signage on Waterloo Street and Winchester Boulevard.

Dr. Konold made a motion to table Zoning Amendment application #ZA-10-05 in order for the application to provide language consistent with smaller signage on West Waterloo Street and Winchester Boulevard. Mr. Abbott seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

Item 2. Zoning Amendment application #ZA-10-06

A Zoning Amendment to Sections 1105.08, 1141.11, 1145.04, 1145.06, 1147.04, 1147.07, and 1177.05 of the Zoning Code regarding the adoption of Findings of Fact and Conclusions of Law which was initiated by the Planning and Zoning Commission. Mr. Dutton reviewed the proposed changes to the Zoning Code.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

Dr. Konold made a motion to send Zoning Amendment application #ZA-10-06 to Council with the recommendation of approval. Mr. Vasko seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

Item 3. Zoning Amendment application #ZA-10-07

A Zoning amendment to amend Sections 1133.02(10) through 1133.02(16) (Definitions), Section 1167.03(c) (General Commercial Conditional Uses), and Section 1171.03(h) (Limited Manufacturing Conditional Uses) of the Zoning Code regarding automotive uses which was initiated by the Planning and Zoning Commission. Mr. Dutton reviewed the proposed changes to the Zoning Code.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

Mr. Vasko made a motion to send Zoning Amendment application #ZA-10-07 to Council with the recommendation of approval. Dr. Konold seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

### Old Business

The Commission discussed the proposed senior housing development of the former Davis Paints site on East Waterloo Street.

### New Business

1. The commission discussed the drafted of Findings of Fact and Conclusion of Law for Preservation Area application #PA-10-07 and Variance application #VA-10-05. . The applications were for a carport constructed by Wendell Collier at 180 West Waterloo Street which were denied at the November 8, 2010 Planning and Zoning Commission meeting.

Mr. Vasko made a motion to approve the Findings of fact and Conclusions of Law for Preservation Area application #PA-10-07 and Variance application #VA-10-05. Mr. Knowlton seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold,  
Ms. Solomon, Mr. Vasko and Mr. Lynch.

NAYS:

Motion Carried.

2. Chris Strayer, Development Director, discussed proposed changes to the Preservation Guidelines, Preservation Area boundary and the creation of downtown zoning districts currently under review by the Downtown Zoning Committee. Mr. Strayer explained that information provided to the Commission was a first draft and that he would like any feedback from the Planning and Zoning Commission.
3. Mr. Dutton outlined a possible infill development at Waterloo Crossing on Winchester Boulevard, between GameStop and Las Margaritas. Mr. Dutton indicated that the development would fill in approximately half of the existing gap between GameStop and Las Margaritas.

Mr. Visco was present representing the developer and stated that they would like to get the building complete by August. Mr. Visco indicated that the possible user would need larger letters for the sign, which would require a variance to sign height. Mr. Knowlton asked if the parking lot in front of the building would be enlarged. Mr. Visco responded that no additional parking would be constructed.

4. Mr. Strayer indicated that Dublin Building Systems would like some time to discuss a proposed use for a property on Howe Industrial Parkway, next to Tobin and Associates. Mr. Strayer stated that the use was not a permitted use in the Limited Manufacturing zoning district and Dublin Building Systems would like to discuss the possibility of rezoning the property.

Carol Haynes of Century 21 was present to discuss the proposed use. Mrs. Haynes indicated that the proposed use was a daycare and stated the structure would use the same architecture as the Tobin and Associates building.

Mr. Dutton informed the Commission that the property would have to be rezoned to Neighborhood Commercial or a Planned Commercial District for a daycare to be an allowable use.

The Commission discussed the advantages and disadvantages of a change in zoning.

#### Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Knowlton seconded the motion.

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, and Mr. Vasko  
              NAYS:  
                          Motion Carried.

Time Out: 7:54 p.m.

Date \_\_\_\_\_

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Bill Christensen, Chairman

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Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.